



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

March 29, 2006

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.

Adjourned: 10:50 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

**1. Project # 1004739**

06DRB-00291 Major-Preliminary Plat  
Approval

06DRB-00292 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, THE TRAILS, UNIT 2 (to be known as **ESTADOS @ THE TRAILS, UNIT 2**) zoned R-D, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/29/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/21/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) IN ACCORDANCE WITH CITY COUNCIL**

RESOLUTION R-05-297, THIS SUBDIVISION'S EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. 2) THE PRESIDENT OF THE HOMEOWNERS ASSOCIATION MUST SIGN THE FINAL PLAT. THE OWNER MAY DO SO IF THERE IS NO PRESIDENT AT THE TIME OF FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **Project # 1004688**

06DRB-00293 Major-Preliminary Plat  
Approval  
06DRB-00294 Minor-Temp Defer SDWK

CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, ALVARADO GARDENS ADDITION, UNIT 1 (to be known as **PINON ENCANTADA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CAMPBELL RD NW containing approximately 3 acre(s). [REF: 06DRB00179] (G-12/G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/29/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/6/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE PRESIDENT OF THE HOMEOWNERS ASSOCIATION MUST SIGN THE FINAL PLAT. THE OWNER MAY DO SO IF THERE IS NO PRESIDENT AT THE TIME OF FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003800**

05DRB-01906 Major-Vacation of Pub  
Right-of-Way  
05DRB-01908 Minor-Prelim&Final Plat  
Approval  
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK

AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] *[Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06 & 3/29/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

**4. Project # 1004464**

05DRB-01540 Major-Vacation of Pub  
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. *[Deferred from 10/26/05 & 1/18/06 & 3/29/06]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

**5. Project # 1004639**

06DRB-00254 Major-SiteDev Plan Subd  
06DRB-00255 Major-Preliminary Plat  
Approval  
06DRB-00256 Minor-Sidewalk Variance  
06DRB-00257 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 06DRB00055] *[Deferred from 3/22/06]* (J-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CORRECTION OF RADIUS ON GABALDON AND CORRECTION OF GABALDON ROAD EXHIBIT AND TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/29/06 AND APROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/20/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) RESTRICTIONS AND COVENANTS MUST BE SIGNED AND RECORDED. 2) CORRECTION OF RADIUS ON GABALDON AND CORRECTION OF GABALDON ROAD EXHIBIT. 3) ADA RAMPS MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY. 4) THE PRESIDENT OF THE HOMEOWNERS**

ASSOCIATION MUST SIGN THE FINAL PLAT. THE OWNER MAY DO SO IF THERE IS NO PRESIDENT AT THE TIME OF FINAL PLAT APPROVAL. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

**THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK . . .**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

- 6. Project # 1004771**  
06DRB-00373 Minor-Prelim&Final Plat Approval

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6 Block(s) 41, **RAYNOLDS ADDITION**, zoned SU-2/NCR, located on COAL AVE SW, between 10<sup>TH</sup> ST SW and 11<sup>TH</sup> ST SW containing approximately 1 acre(s). *[Deferred from 3/29/06]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/5/06.**
  
- 7. Project # 1004177**  
06DRB-00374 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 11-A, UNIT 1 (to be known as **VENTANA HIGHLANDS, UNIT 2 @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on IRVING BLVD NW, between VENTANA RIDGE RD NW and COYOTE CANYON NW containing approximately 20 acre(s). [REF: 05DRB01122] (B-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNG TO RECORD THE PLAT.**

8. **Project # 1003666**  
06DRB-00371 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for SAWMILL PARTNERS, SCOTT WHITTINGTON request(s) the above action(s) for all or a portion of Tract(s) B2A2 & B2A3, **LANDS OF FREEWAY-OLD TOWN LIMITED**, zoned S-MI, located on 18<sup>TH</sup> ST NW, between BELLAMAH AVE NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 04DRB01405, 05DRB00793, 05DRB00970] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PEDESTRIAN EASEMENT.**
9. **Project # 1004770**  
06DRB-00372 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES, STEVE COE request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 10, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and ZUNI RD SE containing approximately 1 acre(s). *[Deferred from 3/29/06]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/5/06.**
10. **Project # 1004766**  
06DRB-00361 Minor-Prelim&Final Plat  
Approval
- LAND DEVELOPMENT CONSULTANTS agent(s) for JESUS & CINDY FRAIRE request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 2, **GREGORIO & RAFAEL APODACA ADDITION**, zoned SU-2 MR, located on JESUS ST SE, between DAN AVE SE and JESUS ST SE containing approximately 1 acre(s). *[Deferred from 3/29/06]* (L-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/5/06.**

11. **Project # 1004768**  
06DRB-00369 Minor-Prelim&Final Plat  
Approval

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS**, zoned R-1, located on MARS RD NE, between WELLESLEY AVE NE and TULANE DR NE containing approximately 1 acre(s). *[Deferred from 3/29/06]* (G-16) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

**NO ACTION IS TAKEN ON THESE CASES:**

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

12. **Project # 1004769**  
06DRB-00370 Minor-Sketch Plat or Plan

KO HOW-CHI request(s) the above action(s) for all or a portion of Lot(s) 25 & 26, Block(s) 109, **SNOWHEIGHTS ADDITION**, zoned C-1, located on MENAUL NE NE, between MORRIS NE and PROSPECT NE containing approximately 1 acre. (H-21) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1004772**  
06DRB-00376 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for HOLLY SP LLC, C/O SCM PROPERTY CO LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 18 & 19, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: Z1534, ZA-88-217] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1004773**  
06DRB-00377 Minor-Sketch Plat or Plan ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC C/O ARGUS DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 20 & 21, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: ZA-88-217, Z-1534] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1004774**  
06DRB-00379 Minor-Sketch Plat or Plan JESUS M SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) H1A, Block(s) 2, **MONTROYA 2ND REPLAT**, zoned SU-2 MR, located on ABAJO SE SE, between SAN JOSE DRAIN SE and TOPEKA SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for March 22, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 22, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.